



ASSOCIATION NEWSLETTER

May 6, 2011

7610 RE-ROOFING IN PROGRESS

At the writing of this newsletter, the re-roofing of Bldg 7610 is in progress. This roof, if all goes well, will be finished by the end of next week.

All in all, in the last several weeks, the Association has reroofed 7602, 7606, and 7610.

BIKE AREA LOOKING UNSIGHTLY WITH POSSIBLE ABANDONED BIKES

The bike area rack near Bldg 7620 is looking like it may have numerous abandoned bikes. If you are storing your bike there, please make sure it is in working condition. The Board will one day repaint the bike rack and discard any abandoned bikes.

Additionally, please refrain from locking your bike to the carport post. It would only cause your building carport to look cluttered. Thank you.

LONG TERM PARKING IS ONLY AVAILABLE NEAR RAYTHEON SIDE OF THE COMPLEX

In order to give everyone a chance to park near where they live, as a reminder, all open unassigned parking areas are 72 hours only, except for the parking area near Raytheon (toward Santa Barbara). Any violators will be tagged and towed. There are signs that are clearly marked. Your cooperation is appreciated.

MAINTENANCE CONCERNS?

CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION NOT RESPONSIBLE FOR LARGE ITEMS LEFT AT TRASH ENCLOSURE

From time to time, large items such as furniture or appliances have been left at one of the trash enclosures. The garbage company will not pick up these items. If you have anything like this to discard, please personally arrange to have it done rather than leaving it at a trash enclosure. Your neighbor will appreciate your consideration.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but State law requires certain documents to be mailed unless there is a written authorization. If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or emailed. Thank you.

So far, the Association has NOT received email authorization from the following unit owners:

#102, 105, 107, 108, 111, 112, 113, 116, 124, 126, 128, 129, 133;
#201, 207, 208, 209, 210, 213, 216, 218, 219, 221, 223, 225, 226, 228, 230, 234, 238, 239, 241, 243, 252, 255, 258, 259, 260, 264, 269, 270;
302, 303, 304, 305, 307, 315, 320, 324, 325, 328, 330, 334, 335, 337, 339, 340, 343, 348, 349, 350, 351, 354, 355, 358, 360, 362.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **May 16, 2011, at 6PM, at the Meeting Room of 7610 Hollister**. (The June Meeting will be held on the 9th). All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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